

REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF MIDDLETOWN

September 14, 2020

The Regular Meeting of the Housing Authority of the City of Middletown was held in the conference room at 40 Broad St., and via Zoom on Monday, September 14, 2020.

Chairman Noglow called the meeting to order at 5:03 p.m. and called the roll.

PRESENT: Evan Noglow, Chairman; Sebastian Santacroce, Vice Chairman; Larry Riley, Commissioner; Phil Cacciola Commissioner; Senova Stone, Commissioner

ALSO PRESENT: William Vasiliou, Secretary; John Rumberger, Asst Executive Director; Jason Lewellyn, Esq.

ABSENT: None

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: On motion by Vice Chairman Santacroce, seconded by Commissioner Riley, it was unanimously voted to approve the minutes of the August 10, 2020 meeting.

APPROVAL OF BILLS: On motion Vice Chairman Santacroce, seconded by Commissioner Riley, it was unanimously voted to approve the bills as submitted.

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on 8/31/20 A/R which shows a decrease of \$548.82 for CONN 9-2, a decrease of \$1121.96 for Conn 9-3, a decrease of \$434.43 for Conn 9-4, a decrease of \$6.95 for Conn 9-5, an increase of \$5591.13 for State Family, and a decrease of \$49.89 for E-101. The Executive Director and the Public Housing Manager have met with residents to discuss balances and arrange informal repayment agreements.

LEGAL ACTION: Atty. Lewellyn reported on his report dated 8/31/20. There were no new cases opened this month. We will continue to monitor both Federal and State regulations in regard to the housing process. The CDC has put out new guidance on executions. Collections for August was \$0.00.

FINANCIAL: Ms. Juraska reported that the Finance Department has submitted all information for the Audit; awaiting reply from Auditor.

SECTION 8: There are 795 Section 8 units in place for the current month as of 9/10/20. The average hap payment per month/per unit is \$812.31. The Section 8 department continues to release vouchers.

PERSONNEL: None

MAINTENANCE: 169 work orders were completed in June.

MODERNIZATION: Sbona Main Roof- Roof 90 % complete. Two change orders were approved/ coping sample approved. Work scheduled week of 9/14. Sbona Elevator – The 2-story hydraulic elevator at (old Senior Center) will be first with tentative start September 2020. Main tower tentative to begin mid- November.

Modernization Continued:

Maplewood and Traverse A/E RFQ:. 3 firms short listed - Silver Petricelli, QA & M and CW Architects.

Main Office Entry System: Redesign underway including audio/visual system for Main Office and Sec. 8 Depts. Tropical Storm Update: No building damage occurred. Loss of power at MR, Maplewood Terrace, Marino Manor, and Monarca Place. Debris cleanup performed by maintenance staff and contractors.

SPECIAL REPORTS: None

OLD BUSINESS: None

NEW BUSINESS: None

OTHER BUSINESS: None

There being no further business to come before the Commission, on motion by Vice Chairman Santacroce, seconded by Commissioner Cacciola; it was unanimously voted to adjourn the meeting at 5:25 pm.

William Vasiliou
Secretary